

MUNICIPALITY OF MCDOUGALL

NOTICE BUILDING WITHOUT A BUILDING PERMIT

GENERAL:

Issued January 2010

We all have an interest to ensure that we have a safe , clean and prosperous community. One of the ways that we meet this goal is to ensure all the buildings in our community that we inhabit and use for work, pleasure , shopping, meetings , recreation etc. are safe and are well planned. This is accomplished by enforcing the building codes , official plans and zoning by-laws which ensures that builders (contractors and home owners) create safe buildings for today and into the future.

In the last year it has come to our attention that some people are building without building permits. It is illegal to do so and puts the property owner at significant financial risk and creates liability issues for the homeowner and the municipality. In 2010 we will be stepping up our enforcement of the building code and strongly suggest you get a building permit before we find you have built something without one. Coming forward now will ensure you avoid charges from the municipality.

If you construct something on your property that requires a building permit and you did not obtain one then your exposure can be as follows:

*Without the permit a subsequent attempt to sell the property may be blocked as there would be no final inspection on the property. This can be extremely costly to correct.

* If you construct something that fails ie. collapses you could suffer significant financial loss as your insurance company may not cover the loss. The extent of your exposure could increase significantly if some one was to be injured .

*Financial institutions could and may refuse to put a mortgage on the property

*The municipality may have you charged , could require costly engineering and reconstruction work and or require that the structure be demolished/removed from the property.

WHERE TO OBTAIN INFORMATION ON BUILDING PERMITS:

At the municipal office or on our web page under the Building Dept. We have lots of information that should answer a majority of questions about building permits. If you do not find what you want please call the office and we will gladly assist you.